

Aldie Mill



Survey and Evaluation Report

August 27, 2004

On August 24, 2004 Samaha Associates and Downey Scott Associates visited the Aldie Mill site with Jim Rauch (Loudoun County Department of General Services), Brenda Bruce Branscome (Aldie Mill Manager), Stephen McCann (Loudoun County Code Enforcement), and Jeff Sabol (Loudoun County Code Enforcement). A brief survey was conducted of four buildings on the site: the Merchant Mill, the Granary Building, the V.O.F. Building, and the Country Mill. The purpose of this meeting was to identify potential costs associated with acquisition of the site by the Loudoun County government.

The buildings at the site were found to be in generally good condition, with the exception of the Country Mill. This building requires immediate attention to prevent further deterioration or collapse of the historic building and to minimize the hazard to visitors of the site. In the absence of immediate funds for a complete historical restoration, it is recommended that this building be “mothballed” in accordance with the Technical Preservation Services Brief 31, *Mothballing Historic Buildings*.

Several conditions were observed at the other three buildings that would require remediation in the short term, and are referenced in the attached cost estimate. These include window repairs at the Merchant Mill and roofing work at the V.O.F. building. Ms. Branscome informed us that replacement of the roofs of the Merchant Mill and Granary buildings would be made by the current owners of the site. The condition of the nearby mill dam on Little River was not included in this survey.

Mr. McCann and Mr. Sabol stated that transfer of ownership with no change in building use would not necessitate upgrades to comply with current building codes (including the addition of fire alarm and sprinkler systems). However, we recommend that minor upgrades be made to guardrails and stairs in the Merchant Mill building to increase visitor safety. It was recommended by the code officials that a maximum occupant load of 49 persons be maintained in the Merchant Mill building.

As a place of “public accommodation” the Aldie Mill site would also be governed by the Americans with Disabilities Act (A.D.A.), in addition to local building codes. Title III of the A.D.A. requires an ongoing commitment on behalf of the owner to remove barriers to all “primary functions” of the facility that are accessed by the public. We assume these primary functions to include: the parking area, exterior walkways, the main level of the Merchant Mill,

the gift shop in the Granary building, and possibly the first floor of the V.O.F. building. In order to maintain an “accessible route” to connect these areas, several modifications are required, and are listed in the attached estimate. If other areas of the site were deemed to be “primary functions” in the future, additional modifications may also be required. For example, if public functions were held in the upper floors of the Merchant Mill, a means to provide access for disabled individuals to the upper floors would be required.

According to the mill manager, the Merchant Mill currently operates on occasion to grind corn for demonstration purposes. Costs to repair or maintain the actual millworks, such as mill wheels, mill stones, and other machinery, are not included in this report. If the mill products are intended to be sold for public consumption, additional changes may be required for this facility to comply with F.D.A. and Health Department requirements. Additional improvements to the property to increase future revenue generation have not yet been anticipated and are not included in this report.

The Loudoun County government should be aware that certain responsibilities would accompany ownership of any registered historic site, and these responsibilities may inevitably be accompanied by long term financial commitments. For example, as a registered National Historic Site, alterations and maintenance of the Aldie Mill buildings would need to comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. These standards would apply to preservation, rehabilitation, restoration, and reconstruction. Any such measures would be considered reasonable to protect this lasting landmark in the early commercial and cultural history of the region.

Preliminary Proposed Budget

Improvements to Aldie Mill

August 27, 2004

Site Issues:

• Repair leaks in mill race at proximity of mill.	\$23,200
• Survey and evaluate dam.*	\$25,000
• Replace one storm sewer line between Merchant Mill and Granary and enlarge inlet.	\$9,500
• Provide paved A.D.A. parking and compliant signage.	\$5,600
• Provide archeological research and evaluation.*	\$10,000
• Improve site lighting.	\$8,300

Subtotal	\$81,600
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Merchant Mill:

• Repair window frames and replace window sills.	\$5,000
• Raise west door lintel and replace door with A.D.A. accessible door and hardware.	\$3,300
• Perform structural evaluation.	\$7,500
• Replace existing 100 amp electrical panel with 200 amp panel *	\$5,300
• Upgrade lighting system.	\$17,000
• Provide security system.	\$15,800
• Make minor safety improvements & repairs, i.e. improve guardrails.	\$4,000

Subtotal	\$57,900
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Granary Building:

• Replace exterior door hardware with A.D.A. accessible hardware.	\$1,000
• Upgrade men's toilet for A.D.A. accessibility:	
- Remove partitions and patch finishes.	\$1,000
- Replace door hardware.	\$300
- Replace water closet and relocate rough-in.	\$3,200
- Lower wall mounted lavatory.	\$700
- Provide grab bars and accessible accessories.	\$700
• Upgrade women's toilet for A.D.A. accessibility:	
- Reconfigure door or relocate drinking fountain.	\$1,700
- Remove one water closet.	\$600
- Replace water closet and relocate rough-in.	\$3,200
- Remove toilet partitions and patch finishes.	\$1,500
- Replace vanity with accessible unit.	\$1,000
- Provide grab bars and accessible accessories.	\$700
• Perform miscellaneous window repairs/replacements.	\$2,500
• Perform structural analysis.*	\$3,800
• Provide security system.	\$7,300

Subtotal	\$29,200
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V.O.F. Office Building:

• Replace roof, gutters, and downspouts. Add downspouts as required.	\$29,000
• Paint exterior masonry and wood trim.	\$7,400
• Perform miscellaneous window repairs/replacements.	\$2,300
• Provide brick wheelchair ramp at rear (over 20' long).	\$9,500
• Reverse rear exterior door swing and replace hardware.	\$1,200
• Remove existing countertop adjacent to door.	\$200
• Upgrade toilet room for A.D.A. accessibility:	
- Replace water closet and relocate rough-in.	\$5,000
- Replace existing lavatory.	\$3,500
- Enlarge and reconfigure door and replace door hardware.	\$4,000
- Provide grab bars and accessible accessories.	\$700
• Provide security system.	\$5,100

Subtotal	\$67,900
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Country Mill:

• Perform historical restoration & structural analysis.*	\$26,000
• Implement "mothballing" procedures:	\$35,000
- Remove and store historical building elements.	
- Repair roof leaks, or add temporary roofing as required.	
- Replace gutters and downspouts, and repair soffits as required.	
- Shore structural members as required.	
- Cover window openings with properly ventilated plywood.	
- Patch masonry with compatible mortar, or re-lay loose masonry.	
- Temporarily replace existing doors with security doors.	
- Provide passive or mechanical ventilation as required.	
- Exterminate insect infestations.	
- Provide bat screening, remove bat guano if present, and disinfect affected areas.	

Subtotal	\$61,000
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Total	\$297,600
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* Item may result in significant additional costs not yet determined.

This Estimate Does Not Include:

- Heating and air conditioning work.
- Addition of sprinkler systems, fire alarm systems, or new electrical service.
- Roofing work at Granary Building and Merchant Mill (to be replaced by current owner).
- Replacement of stairs in Merchant Mill for new code. (not reqd. by occupancy change).
- Upgrades to signage, landscaping, or parking areas (except for A.D.A. accessibility).
- Upgrades to millworks or repairs to dam at Little River.
- Additional improvements to increase revenue income.